

From: "Scott A. Sanders"
To: "Heather Gregg Bradley" <hbradley@ci.sunnyvale.ca.us>
Date: 3/28/2005 9:15:42 PM
Subject: 1590 Wright Ave. - Comments on Proposed Renovation

Heather Gregg Bradley
Associate Planner
City of Sunnyvale
456 West Olive Ave.
Sunnyvale, CA 94088

Heather,

On the proposed renovation of the house at 1590 Wright Ave. from it's existing one story form to 2 stories, it is long past time that the small cottage on the property be renovated to bring it up to a more reasonably sized single family house. However, we object to the proposed 2 story design for the following reasons:

1) This property is in a 35 to 40 year old neighborhood dominated by single story ranch-style homes. The square block bordered by Wright, Helena, Frasier and Edmonds are all single family homes, as are all the homes in the block on the opposite side of Wright. A two story house is out of scope with it's immediate neighbors.

2) The nearest two story houses are the 4th and 5th properties east of Wright, on the opposite side of Helena; both these houses were originally built as two story. The next closest two story house is the 4th property, south of Helena on the opposite side of Wright. This house was originally one story, but renovated two years ago, on a permit issued under questionable circumstances, over the strenuous objections of many in the neighborhood. There is no precedent for a 2nd story home in the immediate neighborhood.

3) There have been no less than 3 major home renovations in the immediate vicinity in the past several years; two on Wright, one on Frasier. All of these renovations were thoughtfully done to maintain the single story character of the neighborhood. This renovation should also be limited to one story, in keeping with the character of the neighborhood.

4) The existing homes on the block are all 2,000 to 2,500 square feet in size. At 4,000 square feet, the proposed renovation is 1 1/2 to 2 times the size of the other homes. This is significantly out of scale with the other homes in the neighborhood.

A renovation to enlarge the house to 2,500 or perhaps as large as 3,000 square feet, in a single story design would be acceptable. A two story renovation, of any size would not be acceptable in this neighborhood.

Sincerely,

Ann and Scott Sanders
1582 Wright Ave.
Sunnyvale, CA 94087

From: Chia-Lun Ferng
To: <hbradley@ci.sunnyvale.ca.us>
Date: 3/17/2005 10:33:47 PM
Subject: 1592 wright ave re-build comments

To Whom It May Concern:

Recently I received a notification from the City that an application at 1592 Wright Avenue, Sunnyvale had been submitted for a two-story re-build. After I reviewed the proposed plans at the Permit Center, I have the following comments on this application:

- 1) Because the planned house is huge (more than 4000 sf) and most houses around that area are one-story, this building will affect the compatibility balance in the neighborhood.
- 2) A two-story house will reduce sunlight advantages and views from my home.
- 3) The sidewalk between the houses is too narrow. This will make the residents feel avoidable stress from the increased proximity.
- 4) The windows in the back of the second floor addition will have direct visibility to watch my rooms. This encroaches on my privacy.

These proposed plans will adversely affect my privacy.
I do not support this rebuild application.

Chia-Lun Ferng

991 Helena Dr., Sunnyvale, CA 94087
3/17/2005

MAR 22 2005

PLANNING DIVISION

City of Sunnyvale
Attn: Heather Bradley
P.O. Box 3707
Sunnyvale, CA 94088-3707

March 20, 2005

Dear Ms. Bradley,

This letter is in response to your letter of March 8 regarding an application at 1592 Wright Avenue for a new two-story home.

First of all, thank you for taking the time to show me the plans, and for helping me to understand both the plans and the city process. As I told you at that meeting, I am disappointed that the proposed house is so large and out of character with the other houses in the neighborhood. The square footage of the house is well beyond that of neighboring houses. It is a two-story among one-story houses. And it is taller than most two-story houses in the area. This is particularly a problem as the lot is so prominent, without tall trees to obscure it or help it blend in.

My wife, Bernice, and I have owned the house just south of the proposed house for over 15 years. We appreciate and support the property owner's right to build a new home at 1592 Wright Avenue, and feel that it will be an improvement over the small, non-standard house that is currently on the lot. At the same time, we wish that the owner would be more sensitive to the benefits of preserving the existing character of the neighborhood.

Finally, I did notice that the plan for second story windows is somewhat sensitive to our privacy, but would appreciate it if the south-facing window of the front bedroom over the garage were eliminated, or at least reduced in size.

Thank you for considering my comments.

Sincerely,



Michael W. McGreevy
999 Helena Drive
Sunnyvale, CA 94087-4127